

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **APRIL 15, 2008**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9 a.m. by Chair Baily.

ATTENDANCE

Members Present:

Sandy Baily, Associate Planner

Suzanne Davis, Associate Planner

Wayne Hokanson, Fire Department

Anthony Ghiossi, Building Official

Fletcher Parsons, Associate Engineer

PUBLIC HEARINGS

ITEM 1: 26 Bayview Avenue
Architecture and Site Application S-08-026

Requesting approval for a new detached accessory structure with reduced setbacks on a non-conforming property zoned R-1D. APN 510-44-015.

PROPERTY OWNER: Michael John Kennedy

APPLICANT: Gary Schloh

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:
 Sylvia Chou, neighbor, expressed drainage and setback concerns.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions as modified to increase the rear setback to mitigate the neighbor's concern, with the following findings and considerations:
 - (a) The application is Categorically Exempt from CEQA, Section 15303.
 - (b) As required by Section 29.20.150 of the Town Code for Architecture and Site applications. The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.
 - (c) As required by Section 29.10.265(3) of the Town Code for nonconforming lots. The proposed structure and its use are compatible with the neighborhood in that:
 - (1) There are other detached garages in the neighborhood with reduced setbacks;
 - (2) The existing carport is unsympathetic to the existing house;
 - (3) The proposed detached garage will improve the streetscape and will be more consistent with the other detached garages in the neighborhood.
7. *Hokanson* seconded, motion passed unanimously.

8. Appeal rights were cited.

ITEM 2: 55 Los Gatos-Saratoga Road
 Architecture and Site Application S-08-013

Requesting Architecture and Site approval for a new commercial building and renovation of an existing motel on property zoned CH:PD. APN 529-23-007.
PROPERTY OWNER: 55 Partners, LLC
APPLICANT: Richard E. Scott, Pelio & Associates

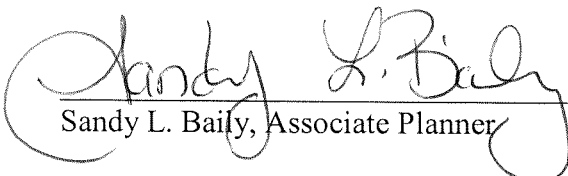
1. *Chair Bailly* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Ghioffi* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) It has been determined that this project will not have a significant impact on the environment and a Mitigated Negative Declaration has been previously made for this proposal.
 - (b) The plans are consistent with the approved Planned Development.
 - (c) As required by Section IV.B of the Redevelopment Plan for the Central Los Gatos Redevelopment Project, the project meets the use set forth in the Town's General Plan.
 - (d) The exterior architecture is consistent with the Town's Commercial Design Guidelines.
 - (e) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
7. *Parsons* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 10:15 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.


Sandy L. Bailly, Associate Planner